

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING: May 13, 1970

Appeal No. 10382 T Street, Ltd., Appellants

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of May 19, 1970:

ORDERED:

That the appeal for variance from the floor area ratio requirements of the R-5-B District not to exceed 2.0 and waiver of two off-street parking spaces at 1708-10 T Street, S.E., lot 207, Square 5613, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
2. The property is improved with two three-story brick buildings which are used as apartments, and each building containing fourteen units, under Certificate of Occupancy Nos. 64379 and 64380.
3. The Appellant proposes to construct an addition to the existing building at the ground level of each building. Two bedroom apartments (Open 1-2 bedroom apartments for each building)
4. The Appellant also proposes to waive two parking spaces.
5. The apartments will be installed in the two buildings in an area which has been designated on the building plans as the community room. This room has never been used as a community room and the tenants are unaware of it being anything other than a storage room. The community room is a large room and the floor area is equivalent to a two-bedroom apartment in the floors above.
6. There was considerable neighborhood opposition registered at the Public Hearing to the granting of this Appeal.

OPINION:

We are of the opinion that the Appellant has failed to prove a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties or undue hardship upon the owner. Further we hold that the requested

relief cannot be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

GEORGE A. GROGAN
Secretary of the Board